

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant MR AND MRS COVINGTON

Reference P/2022/0232

Agent ANDREW DESIGN SERVICE
MR M ANDREW
Chilterns
Trefonen
Oswestry
SY10 9DH

Date Received 07/03/2022

Decision Date 08/08/2024

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO ACCESS TO BRONYDD, HIGH STREET, GLYN CEIRIOG, WREXHAM, LL20 7EH

Description of Application

CODI ANNEDD DEULAWR AR WAHAN / ERECTION OF TWO STOREY DETACHED DWELLING

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP2 – Location of Development
SP14 - Natural Environment
DM1- Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality

Particulars of decision : REFUSED

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Reason(s)

- 1 The details submitted demonstrating that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation are not considered appropriate and the proposal is therefore contrary to paragraph 6.4.18 of Planning Policy Wales and to policies SP14, DM1, NE1 and NE6 of the Wrexham Local Development Plan.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)